

1 **LENARD E. SCHWARTZER**
2850 S. Jones Blvd., Ste. 1
2 Las Vegas, NV 89146
(702) 307-2022

3 TRUSTEE
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8 **UNITED STATES BANKRUPTCY COURT**
9 **DISTRICT OF NEVADA**

10 In re) Case No. BK-S 15-11493 ABL
11 LOWDER, LARRY ELTON) IN PROCEEDINGS UNDER CHAPTER 7
12) TRUSTEE'S EX PARTE APPLICATION TO
13 Debtor.) EMPLOY DEBORAH L. PRIEBE, REAL
14) ESTATE AGENT, ON A COMMISSION
15) BASIS; DECLARATION OF DEBORAH L.
PRIEBE IN SUPPORT THEREOF

16 The ex parte application of Trustee represents:

17 1. The Debtor filed for relief under Chapter 7 of the United States Bankruptcy Code
18 on 03/19/15, and LENARD E. SCHWARTZER is the duly appointed and acting trustee herein.

19 2. The Debtor's assets include a property situated in Clark County, Nevada (the
20 "Property") described as:

21 2025 Thames View Street, Henderson, Nevada

22 3. According to the schedules, the property is "upside down," and, in all likelihood,
23 will be sold as a "short sale."

24 4. Trustee wishes to employ a real estate agent to sell the Property.

25 5. Trustee has selected DEBORAH L. PRIEBE, a licensed real estate agent
26 ("Realtor"), Senior Vice President of Short Sale Success, 170 South Green Valley Parkway, Suite
27 200, Henderson, Nevada 89012, and associated with Asset Management Realty Advisors, 170
28 South Green Valley Parkway, Suite 200, Henderson, Nevada 89012, a licensed real estate

1 brokerage firm. Realtor has had considerable experience selling real estate of this type.

2 6. Trustee desires to retain Realtor under an exclusive right to sell and pay a
3 commission upon the closing of the sale of the property. Any sale will be subject to the prior
4 approval of this Court.

5 7. The Trustee is of the opinion that it would be in the best interests of the estate for
6 your Applicant to retain Realtor as a real estate agent. The Trustee will only present a sale where
7 there are material net proceeds for the Bankruptcy Estate.

8 8. That to the best of Applicant's knowledge, neither Realtor nor any employee or
9 officer of Short Sale Success or Asset Management Realty Advisors, represent an interest
10 adverse to the Debtor, creditors, any other party in interest, their respective attorneys and
11 accountants, the United States Trustee, or any person employed in the Office of the United States
12 Trustee.

13 9. That Realtor will charge an 6% commission based on the sales price.

14 10. Applicant routinely employs DEBORAH L. PRIEBE as a realtor in other
15 unrelated cases.

16 Wherefore, Trustee prays for an order authorizing the employment of Realtor to sell the
17 above-described property on the terms stated herein.

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19 Dated: July 29, 2015

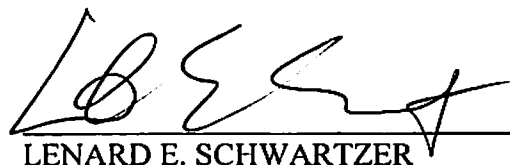


20 LENARD E. SCHWARTZER
21 Trustee

22 **DECLARATION OF TRUSTEE**

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24 I declare, under penalty of perjury, that the foregoing is true and correct, to the best of my
25 knowledge, information and belief.

26 DATED: July 29, 2015



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28 LENARD E. SCHWARTZER

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DECLARATION OF DEBORAH L. PRIEBE

DEBORAH L. PRIEBE states and declares as follows:

1. I am a licensed real estate agent in the State of Nevada.

2. I maintain an office at 170 South Green Valley Parkway, Suite 200, Henderson, Nevada 89012, and am associated with Asset Management Realty Advisors, which also maintains an office at 170 South Green Valley Parkway, Suite 200, Henderson, Nevada 89012, a licensed real estate brokerage firm.

3. I have agreed to represent the Trustee and the Estate as a realtor and to be compensated at 6% of the gross sales price for each property at the close of escrow, subject to Court approval.

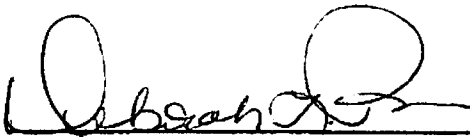
4. I have reviewed the list of creditors filed herein and, to the best of my knowledge, neither I nor any employee or officer of Short Sale Success or Asset Management Realty Advisors, have any connection with the above named debtors, their creditors, or any other party in interest herein, and we represent no interest adverse to the Trustee, the bankruptcy estate, or any other party in interest herein, their respective attorneys and accountants, the U.S. Trustee, or any person employed in the Office of the U.S. Trustee in matters upon which I will be engaged.

5. I am a disinterested person within the meaning of 11 U.S.C. Section 101(14).

6. I am regularly employed by the Trustee as a realtor in other unrelated bankruptcy cases.

I declare, under penalty of perjury, that the foregoing is true and correct, to the best of my knowledge, information and belief.

Executed this 5 day of August, 2015, at Las Vegas, Nevada.


DEBORAH L. PRIEBE